165.0	0003	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	872,000 / 872,000
					USE VALUE:	872,000 / 872,000
					ASSESSED:	872,000 / 872,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25	-27	SURRY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PROKOS STAMATIS
Owner 2:	
Owner 3:	
Street 1:	27 SURRY ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PROKOS MARY -
Owner 2:	-
Street 1:	27 SURRY ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,579 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1918, having primarily Vinyl Exterior and 2604 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4579.000	476,900	4,900	390,200	872,000
Total Card	0.105	476,900	4,900	390,200	872,000
Total Parcel	0.105	476,900	4,900	390,200	872,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 334.89 | /Parcel: 334.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 165.0-0003-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	477,100	4900	4,579.	390,200	872,200	872,200	Year End Roll	12/18/2019
2019	104	FV	369,800	4900	4,579.	390,200	764,900	764,900	Year End Roll	1/3/2019
2018	104	FV	369,800	4900	4,579.	345,600	720,300	720,300	Year End Roll	12/20/2017
2017	104	FV	346,600	4900	4,579.	289,800	641,300	641,300	Year End Roll	1/3/2017
2016	104	FV	346,600	4900	4,579.	289,800	641,300	641,300	Year End	1/4/2016
2015	104	FV	308,300	4900	4,579.	250,800	564,000	564,000	Year End Roll	12/11/2014
2014	104	FV	308,300	4900	4,579.	242,500	555,700	555,700	Year End Roll	12/16/2013
2013	104	FV	321,000	4900	4,579.	230,800	556,700	556,700		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PROKOS MARY	41714-59		12/31/2003		450,000	No	No		
VLAHOS BESSIE	25570-95		8/15/1995		90,000	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/25/2018	MEAS&NOTICE	CC	Chris C
12/31/2008	Measured	372	PATRIOT
3/28/2000	Inspected	264	PATRIOT
12/21/1999	Mailer Sent		
12/3/1999	Measured	270	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4579		Sq. Ft.	Site		0	70.	1.22	8									390,159						390,200	

Total AC/HA: 0.10512 | Total SF/SM: 4579 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 390,159 | Spl Credit | Total: 390,200

PRINT

Date	Time
12/11/20	02:49:56

LAST REV

Date	Time
08/23/18	14:33:43

apro

User Acct / GIS Ref / GIS Ref / Insp Date

User Acct: 109297
GIS Ref:
GIS Ref:
Insp Date: 07/25/18

!12782!

PAT ACCT.: 12782

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	109297
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1918	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.07839656
Const Adj.:	0.98010004
Adj $ / SQ:	179.679
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	647996
Depreciation:	171071
Depreciated Total:	476925

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

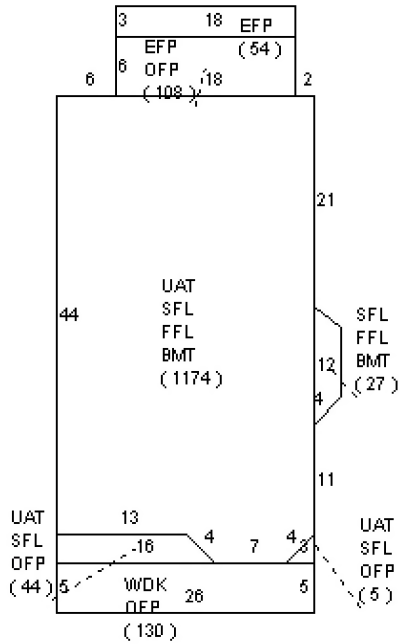
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	6	2	
Totals			
2	11	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,250	179.680	224,599
BMT	Basement	1,201	53.900	64,738
FFL	First Floor	1,201	179.680	215,795
UAT	Upper Attic	306	86.250	26,370
OFP	Open Porch	287	21.810	6,258
EFP	Enclos Porch	162	43.150	6,991
WDK	Deck	130	13.420	1,745

Net Sketched Area:	4,537			Total:	546,496
Size Ad	2451	Gross Are	5454	FinArea	2604

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	50	F	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	179.68
Special Features:	0	Val/Su Net:	105.11
Final Total:	476900	Val/Su SzAd	194.57

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 165.0-0003-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X19	A	AV	1940	21.58	T	40	104			4,900			4,900

More:	N	Total Yard Items:	4,900	Total Special Featues:		Total:	4,900